

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY  
REDEVELOPMENT AGENCY MONDAY  
JANUARY 27, 2014**

The Carver Heights/Montclair Area Community Redevelopment Agency held a regular meeting Monday, January 27, 2014. Chairperson Christian called the meeting to order at 5:10 p.m. with the following members present:

Commissioner Abraham Conner  
Commissioner Elise Dennison  
Commissioner Jay Hurley  
Commissioner John L. Johnson  
Commissioner David Knowles  
Commissioner Bill Polk  
Chairperson John Christian

Others present were City Manager (CM) Al Minner, City Clerk (CC) Betty Richardson, Deputy City Clerk (DCC) J. Andi Purvis, the news media, and others.

Chairperson Christian gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

**APPROVED MINUTES OF CARVER HEIGHTS/MONTCLAIR CRA MEETING  
HELD OCTOBER 14, 2013**

Commissioner Polk moved to approve the minutes of the meeting held October 14, 2013, and Commissioner Knowles seconded the motion.

The roll call vote was unanimous.

Seven yeas, no nays, the Commission approved the minutes.

**ADOPTED RESOLUTION 60 AUTHORIZING EXECUTION OF AMENDMENT  
ONE TO AGREEMENT WITH L&SF ENGINEERING CONSULTANTS**

Commissioner Polk introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE CARVER HEIGHTS/ MONTCLAIR AREA  
COMMUNITY DEVELOPMENT AGENCY FOR THE CARVER  
HEIGHTS/MONTCLAIR AREA OF LEESBURG, FLORIDA  
AUTHORIZING THE CHAIRPERSON AND CITY CLERK TO  
EXECUTE AMENDMENT ONE TO AN EXISTING CONSTRUCTION  
SERVICES AGREEMENT WITH L&SF ENGINEERING  
CONSULTANTS CORP. FOR AN ADDITIONAL AMOUNT OF  
\$23,763.00; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Knowles moved to adopt the resolution and Commissioner Hurley seconded the motion.

Chairperson Christian requested comments from the Commission and the audience.

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY  
REDEVELOPMENT AGENCY MONDAY, JANUARY 27, 2014**

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Commissioner Polk asked how the tenants are going to rent for six months with construction going on at the same time. Economic Development Director (EDD) Ken Thomas stated there will be no renting of the units until after all construction has been completed.

Commissioner Dennison asked if there is a completion date. EDD Thomas stated our project manager is hoping to be ninety percent completed by end of February.

Chairperson Christian asked if staff has received any interest in the units while under construction. EDD Thomas stated yes; staff and Lake County are taking applications. The County is talking about providing project based vouchers which basically provide rental assistance to individuals who qualify. The rental rates are still being worked out, but it appears Lake County will provide the City with twelve project base vouchers. The individuals will first go to the County for approval, be given a voucher, and then come to Leesburg for acceptance into our program.

The roll call vote was:

Commissioner Hurley	Yes
Commissioner Knowles	Yes
Commissioner Dennison	Yes
Commissioner Johnson	Yes
Commissioner Polk	Yes
Commissioner Conner	Yes
Chairperson Christian	Yes

Seven yeas, no nays, the Commission adopted the resolution.

**PRESENTATION:**

**UPDATE OF CURRENT PROJECTS AND SUMMARY OF PROPOSED ACTIVITIES**

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Economic Development Director (EDD) Ken Thomas presented background information on the Carver Heights Community Redevelopment Agency. He advised the CHCRA was created in December 2001 for fifteen years and consisted of approximately 1,200 acres. The boundaries are Eastern US 27, Northern MLK, (Dr. Kings Boulevard), Western Thomas Avenue, as well as CR 468, and the Southern boundary is Center Street. This CRA will age out in a couple of years unless the City decides to expand it. He stated in the first couple of years there was not much money, so in 2008 it was decided to bond the TIF money and the CRA was able to get a 1.4 million dollar loan. The community and board identified fourteen projects to be accomplished and the top five are 1) Establish a CRA Program Coordinator, 2) Develop infrastructure and pedestrian support facilities, 3) Develop Comprehensive Recreation Programs/Facilities, 4) Develop a Commercial and Industrial Improvement program, and 5) Develop the Gateways into their Community. EDD Thomas stated in 2007, the CRA was awarded a \$750,000 Community Development Block Grant (CDBG) and just recently was awarded another \$750,000 CDBG grant which will go towards the drainage improvements on Beecher and Griffin Road, as well as electric undergrounding in phase four of the Carver Heights

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY  
REDEVELOPMENT AGENCY MONDAY, JANUARY 27, 2014**

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community. EDD Thomas stated the next steps are to extend the CRA timeframes and boundaries; Focus funding for specific projects to generate revenue for long-term stability; and Support funding for more recreation opportunities. The intent of the CRA is to look at those areas that are hard to develop and develop them. He stated in conjunction with grant funding being offered by the Federal Government, there is money out there to help small businesses grow; but there has to be a connection among small businesses, the CRA, and the Community working together. It is all about job creation.

Commissioner Johnson asked about Holliman's way. EDD Thomas stated it is the retention pond off McCormick behind the Church.

Commissioner Polk asked what staff is going to do with the retention pond. EDD Thomas stated there are opportunities to create a walking trail, but help will be needed with some landscaping.

Commissioner Johnson asked the future of the apartments on Tuskegee Street.

EDD Thomas stated the owner was in some financial difficulties and the CRA tried to acquire the six unit complex, but ran into some legal issues which prevented it.

Commissioner Polk asked how many units are in the complex currently being rehabbed and if they will be rentals or sold as individual units.

EDD Thomas stated there are twelve rental units and the City has to hold them for fifteen years before they can be sold.

Commissioner Polk stated he does not think Leesburg should be in the rental business; it would be a bad mistake for the City of Leesburg.

Chairperson Christian stated if the twelve units are voucher based, with the City and the County each paying half, those profits will go into the CRA. If talking \$500 a month rent, times twelve units is \$6,000 a month or \$72,000 a year which goes back to the CRA. He stated with a voucher based program, the County will have a waiting list, so there will be no shortage of tenants. There may be an opportunity for the neighborhood association, Mrs. Berry, or the CDC to be the project manager to collect the rent or hire a project manager and give them ten percent of the profit. Chairperson Christian stated from the CRA standpoint, he believes this will provide revenue to do other projects in the community.

Commissioner Polk asked if there have been discussions with the attorney on extending the CRA and what process is involved.

EDD Thomas stated he has received the documentation, but would like to have more discussions to make sure the blight study is current with today's market.

Chairperson Christian asked how long this will take. EDD Thomas stated the study is completed, but the numbers need to be refreshed since it has been over twelve months.

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY  
REDEVELOPMENT AGENCY MONDAY, JANUARY 27, 2014**

---

CA Morrison stated the study will need to include all areas to be added to the CRA.

Commissioner Johnson asked if the apartments on Simmons are for people in transition status while getting approved for a home. EDD Thomas stated that is the exact purpose.

Commissioner stated he would also like to see Tuskegee start moving forward.

**ROLL CALL:**

**Commissioner Hurley** – nothing.

**Commissioner Knowles** – nothing.

**Commissioner Dennison** – nothing.

**Commissioner Johnson** – nothing.

**Commissioner Polk** – nothing.

**Commissioner Conner** – nothing.

**Chairperson Christian** – nothing.

**ADJOURN:**

Commissioner Knowles moved to adjourn the meeting and Commissioner Polk seconded the motion. The meeting adjourned at 5:39 p.m.

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Chairperson

ATTEST:

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Betty M. Richardson  
City Clerk

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J. Andi Purvis  
Recorder